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IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

WELLS FARGO BANK, N.A, its successors in
interest and/or assigns

vs.

UNKNOWN HEIRS AND DEVISEES OF
LOUISE B. GERRITY; LINDA
FAGENSTROM AS PERSONAL
REPRESENTATIVE OF THE ESTATE OF
ROBERT H. GERRITY; LINDA
FAGENSTROM, INDIVIDUALLY; SEAN
GERRITY; CINDY GUNN STONE; UNITED
STATES OF AMERICA; STATE OF
WASHINGTON; OCCUPANTS OF THE
PREMISES

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY**

CAUSE # 15-2-27071-1 KNT

JUDGMENT RENDERED ON	10/13/2016
WRIT FOR ORDER OF SALE ISSUED:	6/8/2017
DATE OF LEVY:	6/15/2017

TO: UNKNOWN HEIRS AND DEVISEES OF LOUISE B. GERRITY; LINDA FAGENSTROM AS
PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT H. GERRITY; UNITED STATES OF
AMERICA; STATE OF WASHINGTON; OCCUPANTS OF THE PREMISE (IN REM), JUDGMENT
DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

28048 13TH AVENUE SOUTH, DES MOINES, WA 98198

THE SOUTH 90 FEET OF THE NORTH 530 FEET OF THE EAST HALF OF THE WEST HALF OF
THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 22
NORTH, RANGE 4 EAST, W.M., KING COUNTY, WASHINGTON; EXCEPT THE WEST 120 FEET
THEREOF: TOGETHER WITH THE SOUTH 20 FEET OF THE NORTH 550 FEET OF THE EAST
HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 32, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M., KING COUNTY, WASHINGTON;
EXCEPT THE WEST 120 FEET THEREOF: TAX PARCEL NO.:322204-9148-06

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: AUGUST 4, 2017
PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF \$337,445.24 TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☒ 1. **No redemption rights after sale.**
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on .
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on .

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
RCO LEGAL, P.S.
13555 SE 36TH STREET
STE 300
BELLEVUE, WA 98006
425-458-2121